

## Shanklin, Isle of Wight



- **4 Bedrooms with master en-suite & balcony**
- **Stunning rear garden and rear aspect**
- **Driveway and garage**
- **Sought after location**
- **Close to Shanklin Old Village**



## About the property

Definitely not shaken, (but likely to cause a stir)!..... This stunning, family home is positioned in a quiet and peaceful road, just a few moments away from Shanklin's Old Village, whilst the town centre and golden sandy beaches are also within easy reach. The desirable location is ideal for those looking for stunning walks to the nearby Rylstone Gardens and Shanklin Chine, or even for those of you looking for a more active lifestyle, the local Cricket Ground is just around the corner.

A substantial 4 bedroomed detached home, with plenty of space and scope both internally and externally, which is superbly presented throughout and ready for the new owners to move straight in!

Arriving at the home, you're met by a driveway large enough for the family cars and the added benefit of a garage, helpful for storage or housing a classic car. There's a substantial front garden to potter around in and a large rear garden with plenty of space for vegetable patches and plenty more.

Internally, the ground floor has a bright and open hallway and comprises a spacious L-shaped lounge/diner with patio doors overlooking the stunning garden. There's a modern fitted kitchen and utility room with access to the rear garden.

Whilst the first floor has four bedrooms and a family bathroom. The Master plays host to a spacious en-suite and beautiful balcony overlooking the rear garden.

Council Tax Band F

## Accommodation

### GROUND FLOOR

Entrance Porch 10'3 x 4'7  
Entrance Hall 15'1 x 11'7  
Downstairs Cloakroom W/C  
Lounge/Diner 22'4 x 20'8 L-shaped  
Kitchen 13'2 x 9'4  
Storage area 10'1 x 4'8  
Utility 6'0 x 4'0  
Boiler cupboard  
Integral Garage  
FIRST FLOOR

Landing  
Bedroom 1 17'6 x 17'3 built in wardrobes, En-suite & balcony  
Bedroom 2 11'2 x 9'4 built in wardrobes  
Bedroom 3 9'6 x 9'2 built in a wardrobes  
Bedroom 4 9'8 x 8'2  
Shower room  
OUTSIDE  
Driveway  
Sizeable Front Garden  
Garage  
Side Accesses  
Large Lawned Rear Garden  
Patio Area

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

